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2 UNITED STATES BANKRUPTCY COURT
3 DISTRICT OF NEW JERSEY

4 Raymond & Raymond
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14 Attorneys for the Debtor(s)

Order Filed on May 7, 2025
by Clerk
U.S. Bankruptcy Court
District of New Jersey

15 In Re:

16 APRIL D. ROBINSON, DEBTOR(S)

Case No.: 22-14158 MEH

17 Adv. No.:

18 Hearing Date: 5/7/2025 @ 10:00 A.M.

19 Judge: Mark E. Hall, U.S.B.J.

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23 ORDER AUTHORIZING REAL PROPERTY SALE

24 The relief set forth on the following pages, two (2) through four (4) is hereby **ORDERED**.

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28 DATED: May 7, 2025

A handwritten signature in black ink, appearing to read "Mark".
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34 Honorable Mark E. Hall
35 United States Bankruptcy Judge

1 Page 2
2 Debtor: April D. Robinson, Debtor(s)
3 Case no.: 22-14158 MEH
4 Caption of order: Order Authorizing Real Property Sale

5 Debtor, April D. Robinson, by and through her counsel, Raymond
6 & Raymond, Esqs., Herbert B. Raymond, Esq., Record Counsel, Kevin
7 L. Delyon, Esq. (Appearing, if applicable), having filed a Motion
8 To Sell Real Property and a Notice of Proposed Private Sale, and
9 the Motion having been served on all Applicable Parties by Debtor's
10 Counsel, and the Notice of Proposed Private Sale, having been sent,
11 by the Court, through court noticing, to all creditors and/or
12 parties in interest, in the case, and no objection to the Notice of
13 Motion For Authorization to Sell Real Property or the Notice of
14 Proposed Private Sale, having been filed, and/or all objections to
15 the Motion and/or Notice of Proposed Private Sale, having been
16 resolved or withdrawn and/or for good cause having been shown, **IT**

16 IS HEREBY ORDERED:

17 1. The Debtor is authorized to sell Real Property, located at
18 14 Willowmere Avenue, Montclair, New Jersey 07042, upon the terms
19 and conditions of the real estate sale contract and/or addendum(s)
20 and/or supplement(s), filed as an exhibit, in support of the
21 motion, pursuant to 11 U.S.C. Sections 363(b) and 1303

22 2. The sale proceeds must be applied to completely and fully
23 satisfy any ordinary course, outstanding statutory or municipal
24 obligations, pertaining to the property, including, but not limited
25 to real estate taxes/tax liens, garbage charges and/or water/sewer
26 charges and/or water/sewer liens. Any such obligation(s) must be
27 paid, in full, at closing, pursuant to statement provided by the
28 municipality

1 Page 3

2 Debtor: April D. Robinson, Debtor(s)

3 Case no.: 22-14158 TBA

4 Caption of order: Order Authorizing Real Property Sale

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6 3. Judgments against the property or the Debtor, which were
7 avoided in the bankruptcy through the Chapter plan motion
8 provisions and will be discharged and cancelled upon plan
9 completion, held by Einhorn, Harris, et. al., New Century Financial
10 Services, Inc. (Three Judgments), and Wardlaw-Hartridge School, are
11 not to be paid

12 4. Gregg Jensen, Esq., proposed Real Estate Counsel to the
13 Debtor, is to be paid the sum of \$3,000, for legal fees, at
14 closing, consistent with the retention application and retainer
15 agreement to be filed, upon entry of the real estate counsel
16 retention order. The funds to cover the fees are to be held in
17 escrow/trust, by the title company or closing counsel, pending
18 entry of the real estate counsel, special counsel, retention order

19 5. Realtyline, Inc., proposed Real Estate Broker to the
20 Debtor, is to be paid the sum of \$27,000 at closing, representing
21 five (5%) percent of the contract sale price, consistent with the
22 retention application to be filed, upon entry of the real estate
23 broker retention order. The funds to cover the commissions are to
24 be held in escrow/trust, by the title company or closing counsel,
25 pending entry of the real estate broker retention order

26 6. Other ordinary course closing fees and costs, must be
27 satisfied from the sale proceeds

28 7. The sum of \$65,957, of the sale proceeds, are to be

Debtor: April D. Robinson, Debtor(s)

1 Case no.: 22-14158 TBA

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4 remitted to bankruptcy counsel, Raymond & Raymond, Esqs., made
5 payable to Marie-Ann Greenberg, Esq., Chapter 13 Trustee, to
6 address plan obligations, completely paying off the plan, paying
7 100% of plan obligations

8 8. A copy of the signed settlement statement, must be
9 provided, to Debtor's bankruptcy counsel, to be provided to the
10 Chapter 13 Trustee, through Debtor's counsel, within fourteen (14)
11 days of closing

12 9. Other Provisions:

13 a. The Debtor reserves the right to challenge any payoff
14 statement, quote, letter, etc. Paying off any obligation, at
15 closing, does not preclude the Debtor from later challenging the
16 amount due and owing as to any obligation. Paying off any closing
17 obligation, including but not limited to any lien, judgment,
18 mortgage or statutory obligation, does not prejudice or preclude
19 the Debtor, from later challenging the amount due

20 b. The fourteen (14) day stay, provided by Bankruptcy Rule
21 6004(h), be and is hereby waived. The sale may proceed immediately

22 10. The Order shall be deemed void, if the sale is not
23 completed, within one hundred and twenty (120) days, from entry of
24 this order

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In re:
April D Robinson
Debtor

Case No. 22-14158-MEH
Chapter 13

District/off: 0312-2
Date Rcvd: May 08, 2025

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol **Definition**

+ Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 10, 2025:

Recip ID	Recipient Name and Address
db	+ April D Robinson, 1021 Kenyon Avenue, Plainfield, NJ 07060-2805

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 10, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 7, 2025 at the address(es) listed below:

Name	Email Address
Cory Francis Woerner	on behalf of Creditor The Bank of New York Mellon Trust Company National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Produc cwoerner@raslg.com
Denise E. Carlon	on behalf of Creditor Rocket Mortgage LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com
Douglas J. McDonough	on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-76, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-76 dmcdonough@flwlaw.com, NJbkyecf@flwlaw.com
Herbert B. Raymond	on behalf of Debtor April D Robinson herbertraymond@gmail.com raymondmail@comcast.net;bankruptcyattorneys@comcast.net;herbertraymond@gmail.com;carbonell_c@hotmail.com;kdelyon.ra ymond@gmail.com;herbertraymond5967@yahoo.com;raymondlaw5622@gmail.com;courtemails789@gmail.com

District/off: 0312-2

User: admin

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Date Rcvd: May 08, 2025

Form ID: pdf903

Total Noticed: 1

Marie-Ann Greenberg

magecf@magtrustee.com

Nathalie Rodriguez

on behalf of Creditor The Bank of New York Mellon Trust Company National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Produc
nrodriguez@raslg.com, NJbkyecf@flwlaw.com

Sherri R. Dicks

on behalf of Creditor The Bank of New York Mellon Trust Company sdicks@raslg.com shrdlaw@hotmail.com

Sherri R. Dicks

on behalf of Creditor The Bank of New York Mellon Trust Company National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Produc
sdicks@raslg.com, shrdlaw@hotmail.com

Sindi Mncina

on behalf of Creditor The Bank of New York Mellon Trust Company National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Produc
smncina@raslg.com

U.S. Trustee

USTPRegion03.NE.EDCF@usdoj.gov

TOTAL: 10